

THE OFFICE OF REGULATORY STAFF

DIRECT TESTIMONY & EXHIBITS

OF

WILLIE J. MORGAN, P.E.

DECEMBER 14, 2017



DOCKET NO. 2017-228-S

**Application of Palmetto Utilities, Incorporated for
Adjustment of Rates and Charges for Customers in the
Palmetto Utilities and Palmetto of Richland County Service
Areas**

DIRECT TESTIMONY AND EXHIBIT OF WILLIE J. MORGAN, P.E.

ON BEHALF OF

THE SOUTH CAROLINA OFFICE OF REGULATORY STAFF

DOCKET NO. 2017-228-S

**IN RE: APPLICATION OF PALMETTO UTILITIES, INCORPORATED FOR
ADJUSTMENT OF RATES AND CHARGES FOR CUSTOMERS IN THE
PALMETTO UTILITIES AND PALMETTO OF RICHLAND COUNTY
SERVICE AREAS**

**Q. PLEASE STATE YOUR NAME, BUSINESS ADDRESS AND
OCCUPATION.**

A. My name is Willie J. Morgan, and my business address is 1401 Main Street,
Suite 900, Columbia, South Carolina 29201. I am employed by the South Carolina
Office of Regulatory Staff ("ORS") as the Deputy Director for Utility Rates.

**Q. PLEASE STATE YOUR EDUCATIONAL BACKGROUND AND
EXPERIENCE.**

A. I received a Bachelor of Science Degree in Engineering from the University
of South Carolina in 1985 and a Master of Arts Degree in Management from
Webster University in 2000. I am a licensed Professional Engineer registered in
the State of South Carolina. I was employed by the South Carolina Department of
Health and Environmental Control ("DHEC") as an Environmental Engineer
Associate. Later, I was promoted to the position of Permitting Liaison where I

1 assisted industries and the public with environmental permitting requirements in
2 the State of South Carolina. This assistance included providing information about
3 air quality, solid and hazardous waste management, and water and wastewater
4 management requirements. I was employed by DHEC for nineteen (19) years. In
5 October 2004, I joined ORS as the Program Manager for the Water and Wastewater
6 Department and was promoted to Deputy Director in 2015. Collectively, I have
7 over thirty-two (32) years of regulatory compliance experience providing
8 assistance and oversight for various types of regulated utilities. I am the immediate
9 past-President of the South Carolina Society of Professional Engineers – Columbia
10 Chapter.

11 **Q. HAVE YOU TESTIFIED PREVIOUSLY BEFORE THE PUBLIC SERVICE**
12 **COMMISSION OF SOUTH CAROLINA (“COMMISSION”)?**

13 **A.** Yes. I have testified on numerous occasions before the Commission in
14 connection with hearings concerning general rate cases and other proceedings.

15 **Q. WHAT IS THE PURPOSE OF YOUR TESTIMONY IN THIS**
16 **PROCEEDING?**

17 **A.** The purpose of my testimony is to set forth the ORS staff findings relative
18 to my review of the rate increase application submitted by Palmetto Utilities, Inc.
19 (“PUI” or “Company”). Specifically, I will focus on the following areas:

- 20 1) PUI’s compliance with the S.C. Code Ann. Regs 103-553 (2011);
21 2) Accounting for the utility plant acquired from the City of Columbia; and
22 3) Operating margin.

1 **Q. ARE THE FINDINGS OF YOUR REVIEW CONTAINED IN THIS**
2 **TESTIMONY AND ACCOMPANYING EXHIBIT?**

3 **A.**Yes, my testimony and the attached exhibit detail ORS's findings and
4 recommendations.

5 **Q. PLEASE EXPLAIN HOW YOU COMPILED INFORMATION FOR YOUR**
6 **TESTIMONY AND EXHIBIT.**

7 **A.**I used information provided by PUI in its application, additional
8 information provided by PUI during the course of our review, prior Commission
9 filings, and facility site inspections.

10 **Q. PLEASE EXPLAIN ORS'S REVIEW OF PUI'S COMPLIANCE WITH S.C.**
11 **CODE ANN. REGS. 103-553 FOR UTILITY PLANT ADDITIONS.**

12 **A.**PUI completed several capital improvement projects after the test year
13 ended March 31, 2017, which ORS verified are providing service to the customers.
14 S.C. Code Ann. Regs. 103-553 (2012) requires PUI to furnish the ORS with the
15 following documents related to new utility plant:

- 16 1) Statement by DHEC that the design has been approved;
17 2) Statement by DHEC that the utility plant was installed according to plans
18 and specifications;
19 3) Statement by a professional engineer that the utility design meets his/her
20 approval and the utility was installed with the approval of a professional
21 engineer; and

1 4) Copy of “as built” plans and specifications approved by a professional
2 engineer.

3 During the ORS site visit and inspection on November 21, 2017, ORS
4 confirmed the New PRC Pump Station, New Intermediate Pump Station, Kelly
5 Mill, Northern Pipeline, Spears Creek Regional Wastewater Treatment Plant
6 (“Spears Creek WWTP”), and Wateree River Discharge Pipeline (“Wateree
7 Pipeline”) (collectively “the projects”) were in operation. ORS requested PUI
8 provide the documentation as required by S.C. Code Ann. Regs 103-553 (2012) for
9 each of the projects. As of the filing of my testimony, ORS has not received the
10 final approval from DHEC for each of the projects listed above. ORS confirmed
11 that PUI received partial approvals from DHEC for the projects. In addition, as of
12 the date of my testimony, ORS has not received the statement by DHEC that the
13 utility was installed according to plans and specifications as required by S.C. Code
14 Ann. Regs 103-553 (2012).

15 **Q. DOES ORS AGREE WITH PUI’S ACCOUNTING FOR THE**
16 **ACQUISITION OF ASSETS PURCHASED FROM THE CITY OF**
17 **COLUMBIA?**

18 **A.** No. Per the National Association of Regulatory Utility Commissioners
19 (“NARUC”) Uniform System of Accounts (“USOA”) guidelines, “All amounts
20 included in the accounts for utility plant acquired as an operating unit or system,
21 shall be stated at the cost incurred by the person who first devoted the property to

1 utility service.”¹ It is ORS’s understanding that the documentation provided to PUI
 2 by the City of Columbia was not sufficient for the Company to book the purchase
 3 of utility assets in the Palmetto of Richland County (“PRC”) service territory at
 4 original cost. In these situations, NARUC provides additional guidance for the
 5 recording of utility plant that is acquired by purchase from another entity. NARUC
 6 USOA² provides for the following treatment for Utility Plant – Purchased or Sold:

7 A. When utility plant constituting an operating unit or system is
 8 acquired by purchase, merger, consolidation, liquidation, or
 9 otherwise, the costs of acquisition, including expenses incidental
 10 thereto properly includible in utility plant, shall be charged to
 11 account 104 - Utility Plant Purchased or Sold.

12 B. The accounting for the acquisition shall then be completed as
 13 follows:

14 (1) The original cost of plant, estimated if not known, shall be
 15 credited to account 104 - Utility Plant Purchased or Sold, and
 16 concurrently charged to the appropriate utility plant in service
 17 accounts and to account 102 - Utility Plant Leased to Others and
 18 account 103 – Property Held for Future Use, and account 105 –
 19 Construction Work in Progress, as appropriate.

¹ NARUC USOA for Class A Wastewater Utilities Accounting Instructions, Section 18. Utility Plant – To be Recorded at Cost, paragraph A.

² NARUC USOA for Class A Wastewater Utilities Accounting Instructions, Section 21. Utility Plant – Purchased or Sold, paragraphs A and B (1) and (4).

1 (4) The amount of contributions in aid of construction applicable to
2 the property acquired, and which the purchaser may be required to
3 record, shall be charged to account 104 - Utility Plant Purchased or
4 Sold, and concurrently credited to account 271 - Contributions in
5 Aid of Construction.

6 ORS does not dispute the Company's use of an estimate for the original cost
7 of plant. However, the Company did not determine and record the utility assets that
8 were originally contributed to the City of Columbia by developers or home builders.
9 ORS is aware that many of the utility assets associated with pipeline and taps in the
10 former PRC service territory were donated to the City of Columbia after
11 construction by developers or individual builders.

12 To support ORS's position that the utility assets acquired from the City of
13 Columbia may have been contributed, Exhibit WJM-1 includes copies of eight (8)
14 deeds filed by PRC in its Application to establish service territory and rates filed in
15 Docket No. 2012-273-S. These documents demonstrate the City of Columbia
16 received donations of utility assets from builders such as Centex Homes, Fairways
17 Development General Partnership, The Mungo Company, Richland County,
18 Brickyard-Longtown, LLC, North Crossing, Inc., and Pine Springs, Inc. It does not
19 appear the City of Columbia paid more than one dollar for many of the utility assets
20 that it sold to PRC.

21 At this time, ORS does not recommend the inclusion of utility assets
22 purchased from the City of Columbia as PUI has not provided sufficient

1 documentation to establish the original cost of the utility assets and the estimate of
2 utility assets used by PUI did not account for donations of utility assets or CIAC
3 received by the City of Columbia. This adjustment to utility plant is reflected in
4 ORS witness Butler's Audit Adjustment 4A. Should the Company provide
5 additional information related to the acquired utility plant and any associated
6 contributions or CIAC, ORS will review the information and may update its
7 recommendation in surrebuttal.

8 **Q. WITH ORS'S ADJUSTMENTS, WHAT OPERATING MARGIN WOULD**
9 **PUI'S REQUESTED RATES PRODUCE?**

10 **A.** Using ORS's proposed adjustments for the test year ending March 31, 2017,
11 the operating margin computed by ORS for PUI for its experience during the test
12 year is 6.38%. If the increase proposed by PUI is granted by the Commission along
13 with ORS's proposed adjustments, the resulting operating margin would be
14 28.30%. ORS recommends an operating margin in the range of 10-15%. It is the
15 position of ORS that this range of operating margin is fair, reasonable and balances
16 the public interest.

17 **Q. DOES THIS CONCLUDE YOUR TESTIMONY?**

18 **A.** Yes.

**Schedule 3.1(f)
REAL PROPERTY TRANSFER**

New Station ID #	Old Station ID #	NAME	TMS_NUM	PHYSICAL ADDRESS (SCE&G Service Address, if different)	Property Ownership
235	NE2	Bradford Park - AKA North Trace	22907-04-13	N. SPRINGS (700 N Springs Rd)	Deed to lift station equipment and facility
240	NE3	Brookhaven	17511-01-24	WARWICK CT (26 Warwick Ct)	In Process - SS in neighborhood incomplete
245	NE4	Crescent Lake	17615-01-10	FLYCATCHER LN (1 Crescent Lake Ct)	Deed to lift station equipment and facility
255	NE6	Holly Ridge	20302-02-33	709 LONGTOWN ROAD (800 Longtown Rd)	Deed to lift station equipment and facility
260	NE7	Industrial Park #1	25800-04-01	Clemson Rd Ext	Easement over real property and access
265	NE8	Industrial Park #2	25800-07-01	797 OLD CLEMSON RD (777 Clemson Rd)	Easement over real property and access
270	NE9	Ivy Square	17500-03-59	LONGREEN PKWY (298 Longreen Pkwy)	Deed to lift station equipment and facility
280	NE11	Long Creek #1	20403-01-20	COLUMBIA CLUB DR (204 Columbia Club Dr E)	Easement over real property and access
285	NE12	Long Creek #2	20408-05-06	129 Runneymede Dr	Easement over real property and access
290	NE13	Long Creek #3	20411-01-02	2000 Longtown Rd E	Easement over real property and access
300	NE15	North Crossing	23010-10-22	NORTH CROSSING DRIVE (222 N Crossing Dr)	Easement over real property and access
315	NE18	Spring Valley	20113-07-03	WEST SPRING (302 W Spring Rd)	Easement over real property and access

The above list contains a listing of all known easements for any 15' or greater inside diameter lines. In addition, Seller has numerous other easements for its smaller lines which are included in the Properties. Between signing and Closing, Seller shall provide such legal descriptions or other information that it might have with respect to these other easements so that such easements may be properly transferred to the Buyer at Closing. Any easements in the Purchased Area discovered by Buyer or Seller after the Closing will be transferred to the Buyer consistent with the provisions of Section 11.2 of the Agreement

Palmetto Utilities, Inc.
Docket No. 2017-228-S
Asset Purchase Documents

Exhibit WJM-1

235

Print Job: 297995

Page 1 of 5

Instrument: 1999015664

Book/Page R 282 257

Date/Time: 02/23/1999 11:55:13.233

Document: 01

8146

STATE OF SOUTH CAROLINA)
COUNTY OF RICHLAND)

QUIT-CLAIM DEED

To All Whom These Presents May Come:

WHEREAS, Centex Homes *th/a* Centex Real Estate Corporation constructed a water booster pump station and sanitary sewer lift station to provide water and sanitary sewer services to the North Trace Subdivision; and

WHEREAS, the City of Columbia wishes to assume ownership, operation and maintenance of these facilities, the on-site water and sanitary sewer mains, and to accept ownership of the land upon which they are located; and

NOW, KNOW ALL MEN BY THESE PRESENTS, That

CENTEX HOMES *th/a* CENTEX REAL ESTATE CORPORATION

(hereinafter whether singular or plural the "Grantor") in the State aforesaid, for and in consideration of the sum of One (\$1.00) Dollar to the Grantor paid by the

CITY OF COLUMBIA

(hereinafter whether singular or plural the "Grantee") has granted, bargained, sold, released, and forever quit-claimed, and by these presents does grant, bargain, sell, release and forever quit-claim unto the said City of Columbia, South Carolina, its successors and assigns:

All that certain piece, parcel or tract of land, situate, lying and being in the State of South Carolina, County of Richland and northeast of the City of Columbia, bounded on the northwest by North Springs Road (S-40-1834), between Lots 129 and 131, North Trace, Phases I and II, and being designated as the NORTH TRACE PUMP STATION LOT, having the following boundaries and measurements, to-wit:

Beginning at an iron pin on the northwestern property corner of the Lot 129 and the southeastern right-of-way boundary of North Springs Road and extending therefrom N41° 17' 51"E along the southeastern right-of-way boundary of North Springs Road for a distance of one hundred twelve and fifty-six hundredths (112.56) feet to an iron pin on the western property corner of Lot 131; thence turning and extending therefrom S48° 14' 33"E for a distance of eighty and fifty-six hundredths (80.56) feet to an iron pin; thence turning and extending therefrom S27° 10' 40"W for a distance of fifty-six and thirty-five hundredths (56.35) feet to an iron pin on the northern property line of the said Lot 129, located sixty-six and eighty-four hundredths (66.84) feet N80° 48' 37"W of the northwestern right-of-way boundary of North Trace Lane; thence turning and extending therefrom along the northern property line of said Lot 129, N79° 58' 11"W for a distance of one hundred ten and thirty-three hundredths (110.33) feet to the point of beginning. Be all measurements a little more or less.

Book 00282-0257

1999015664 02/23/1999 11:55:13.233

Fee: \$2.00 County Tax: \$0.00 State Tax: \$0.00

Quitclaim Deed



1999015664 John G. Harris

Richland County REC

State of South Carolina
I certify that this is a true and correct copy
Dated 3/26, 20 12

Register of Deeds
Richland County

235

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Palmetto Utilities, Inc.
Docket No. 2017-228-S
Asset Purchase Documents

Exhibit WJM-1

Print Job: 297995

Page 2 of 5

Instrument: 1999015684

Book/Page: R 282: 258

Date/Time: 02/23/1999 11:55:13.233

Document: 01

-2-

This conveyance includes the water booster pump station, the sanitary sewer lift station, the on-site water lines, the on-site sanitary sewer lines, all easements shown thereon, and the appurtenances and fixtures associated therewith.

The subject property is more clearly delineated as the City of Columbia pump station lot on the final plat of North Trace, Phase I and Phase II, dated May 27, 1992, prepared by Power Engineering Company, Inc. for the Centex Real Estate Corporation and being on file in the office of the Register of Deeds for Richland County in Plat Book 54, Page 1473. Also being on file in the office of the City's Director of Utilities and Engineering under file reference #189-16.

A copy of said plat being attached hereto and made a part hereof as Exhibit "A".

DERIVATION: Deed Book D-1003, Page 34

TAX MAP NUMBER: 22907-04-13

GRANTEE'S ADDRESS: City of Columbia
Department of Utilities and Engineering
P. O. Box 147, Columbia, SC 29217

Richland County Register of Deeds

John T. Hopkins II

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Palmetto Utilities, Inc.
Docket No. 2017-228-S
Asset Purchase Documents

Exhibit WJM-1

Print Job: 297995

Page 3 of 5

Instrument: 1999015664 Book/Page: R 282: 259 Date/Time: 02/23/1999 11:55:13 233 Document: 01

-3-

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said City of Columbia, its successors and assigns, forever so that neither the said Centex Homes ~~Inc~~/a Centex Real Estate Corporation nor its successors and assigns, nor any other person or persons, claiming under it or them, shall at any time hereafter, by any way or means, have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part or parcel thereof, forever.

WITNESS the hand of the Grantor this 2nd day of FEBRUARY, 1999.

SIGNED, SEALED AND DELIVERED

[Signature]
WITNESS #1

C. Joy Dean
WITNESS #2

CENTEX HOMES ~~INC~~/a CENTEX REAL ESTATE CORPORATION
By: [Signature]
Title: SECRETARY / MONITOR

STATE OF SOUTH CAROLINA)
COUNTY OF RICHLAND)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 2nd day of FEBRUARY, 1999, Wm. M. Satterthwaite / Chairman of Columbia, S.C.
Name and Title of Officer City and State

on behalf of the within-named Grantor.

[Signature]
NOTARY PUBLIC FOR STATE OF S.C.
MY COMMISSION EXPIRES: July 9th, 2003

Richard County Registrar of Deeds

John T. Hopkins II

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Print Job: 297995

Page 4 of 5

INSTITUTE 1999015664

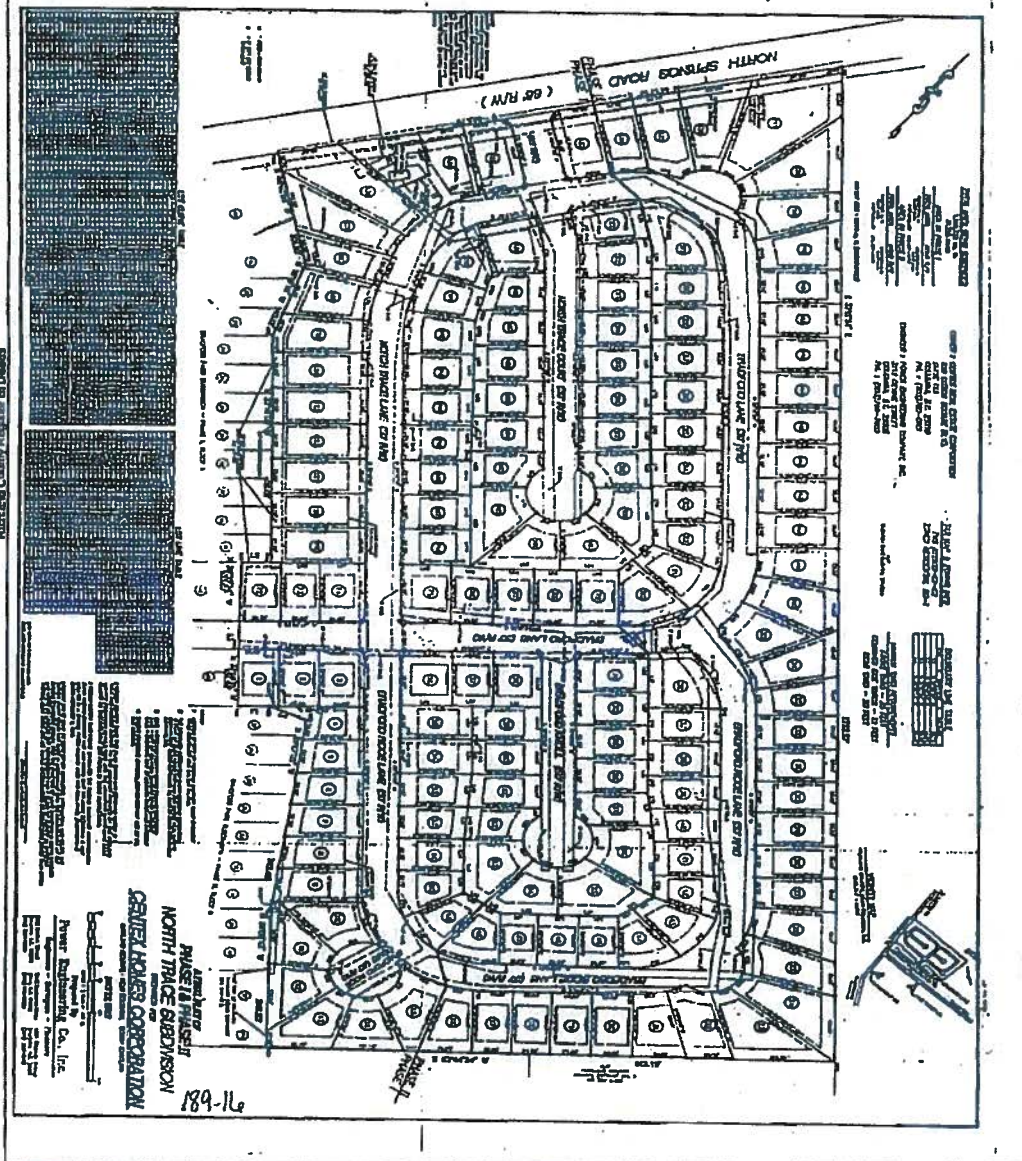
Beck/Paco: R 282: 260

DateTime: 02/23/1999 11:55:13-223

Document 01

EXHIBIT A

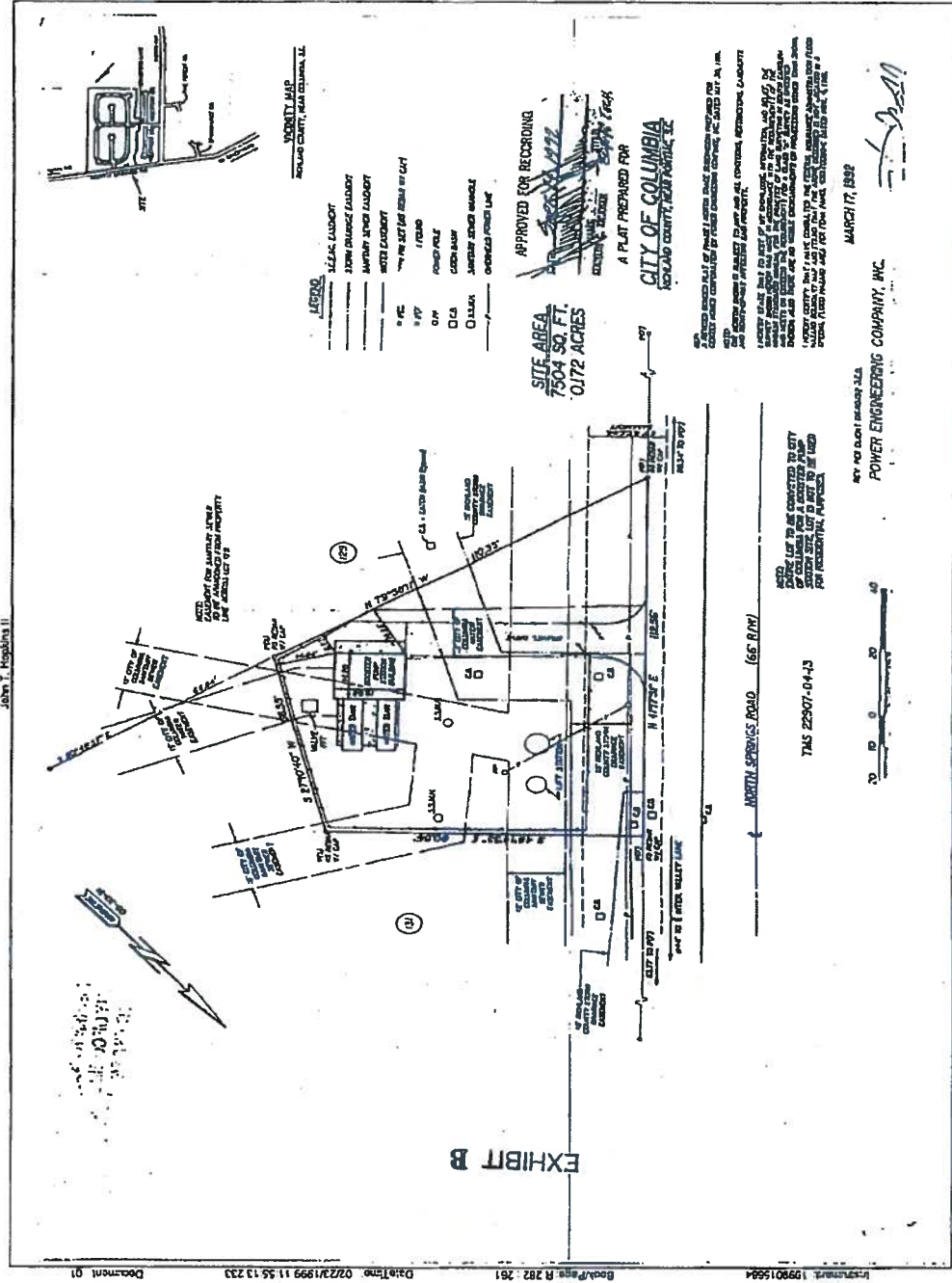
PLAT BK. 54, PAGE 1473



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Palmetto Utilities, Inc.
Docket No. 2017-228-S
Asset Purchase Documents

Exhibit WJM-1



245

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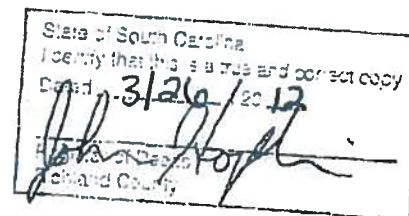
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L.S.
MESHE CONVEYANCES
CLARA L. BARTLETT

DBK 1278 ME 751

TITLE TO REAL ESTATE

STATE OF SOUTH CAROLINA

COUNTY OF RICHLAND



Know All Men by These Presents, That

FAIRWAYS DEVELOPMENT GENERAL PARTNERSHIP

(hereinafter whether singular or plural the "Grantor") in the State aforesaid,
for and in consideration of the sum of One Dollar to the Grantor paid by the

CITY OF COLUMBIA

(hereinafter whether singular or plural the "Grantee") has granted, bargained,
sold and released, and by these presents does grant, bargain, sell and release
unto the City of Columbia, South Carolina, its successors and assigns:

All that certain piece, parcel or tract of land with improvements thereon, situate, lying and being in the State of South Carolina, County of Richland, northeast of the City of Columbia and near the town of Blythevood and being a portion of property of Fairways Development (Crescent Lake at LongCreek Plantation, Phase I), containing two hundred nine ten thousandths of an acre (0.0209); having the following boundaries and measurements, to-wit:

Beginning at the termination point of the 40' x 40' turn around road right-of-way (said access road extends from N. Crescent Lake Way to the herein referenced sanitary sewer lift station site); thence extending therefrom along Line L2, S76°53'50"W, for a distance of fourteen and sixty-four hundredths (14.64) feet to an 1/2" rebar iron pin; thence turning and extending along Line L3, N130°06'10"W for a distance of thirty-six and eight tenths (36.8) feet to an 1/2" iron rebar pin; thence turning and extending therefrom along Line L4, N76°53'50"E, for a distance of twenty-four and seven tenths (24.7) feet to

DBK 1278 ME 751

245

Palmetto Utilities, Inc.
Docket No. 2017-228-S
Asset Purchase Documents

Exhibit WJM-1

D BK 1278 PAGE 752

an 1/2" iron rebar pin; thence turning and extending therefrom along Line L5, 313°06'10"E; for a distance of thirty-six and eight tenths (36.8) feet to an 1/2" iron rebar pin; thence turning and extending therefrom along Line L1, 87°053'50"W, for a distance of ten and six hundredths (10.06) feet to the point of beginning. Be all measurements a little more or less.

The subject property is more clearly delineated on a plat of the Crescent Lake at LongCreek Plantation sanitary sewer lift station site to be conveyed to the City of Columbia, South Carolina (0.0209 acres), dated July 11, 1995, last revised July 13, 1995, prepared by Inman Land Surveying Company, Inc., Richard P. Inman, S.C.P.L.S. #13305, and being on file in the office of the City's Director of Utilities and Engineering under file reference #145-16P.

A copy of said plat being attached hereto and made a part hereof as Exhibit "A".

This conveyance also includes:

- (a) The existing sanitary sewer pump station with appurtenances and fixtures attached thereto.
- (b) A 20' permanent easement along the existing gravel road extending from N. Crescent Lake Way and a 40' X 40' turn around right-of-way extending to said sanitary sewer pump station.

DERIVATION: Deed Book D-545, page 850

TAX MAP #: Richland County TMS #20401-01-03 (Portion)

GRANTEE'S ADDRESS: City of Columbia, City Hall
1737 Main Street
P.O. Box 147
Columbia, SC 29217

D BK 1278 PAGE 752

GN:gg TH-R-35 *Lee*

DBK 1278-AGE 753

The conveyance is subject to all easements, restrictions and conditions appearing of record affecting the above property.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee, the City of Columbia, its successors and assigns forever. And the Grantor does hereby bind itself and its successors and assigns, to warrant and forever defend all and singular the said premises unto the said Grantee and the Grantee's successors and assigns, against the Grantor and the Grantor's successors and assigns and against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS the Hand of the Grantor this 30th day of July
in the year of our Lord one thousand nine hundred and ninety-five
and in the two hundredth and nineteenth year of the Sovereignty
and independence of the United States of America.

SIGNED, SEALED AND DELIVERED FAIRWAYS DEVELOPMENT GENERAL
PARTNERSHIP

By: United Financial Corp. - Partner

[Signature]
Witness

By: [Signature]

[Signature]
Witness

by: John T. Bakhaus

Title: President

DBK 1278-AGE 753

DBK 1278 PAGE 754

STATE OF SOUTH CAROLINA)
COUNTY OF () PROBATE

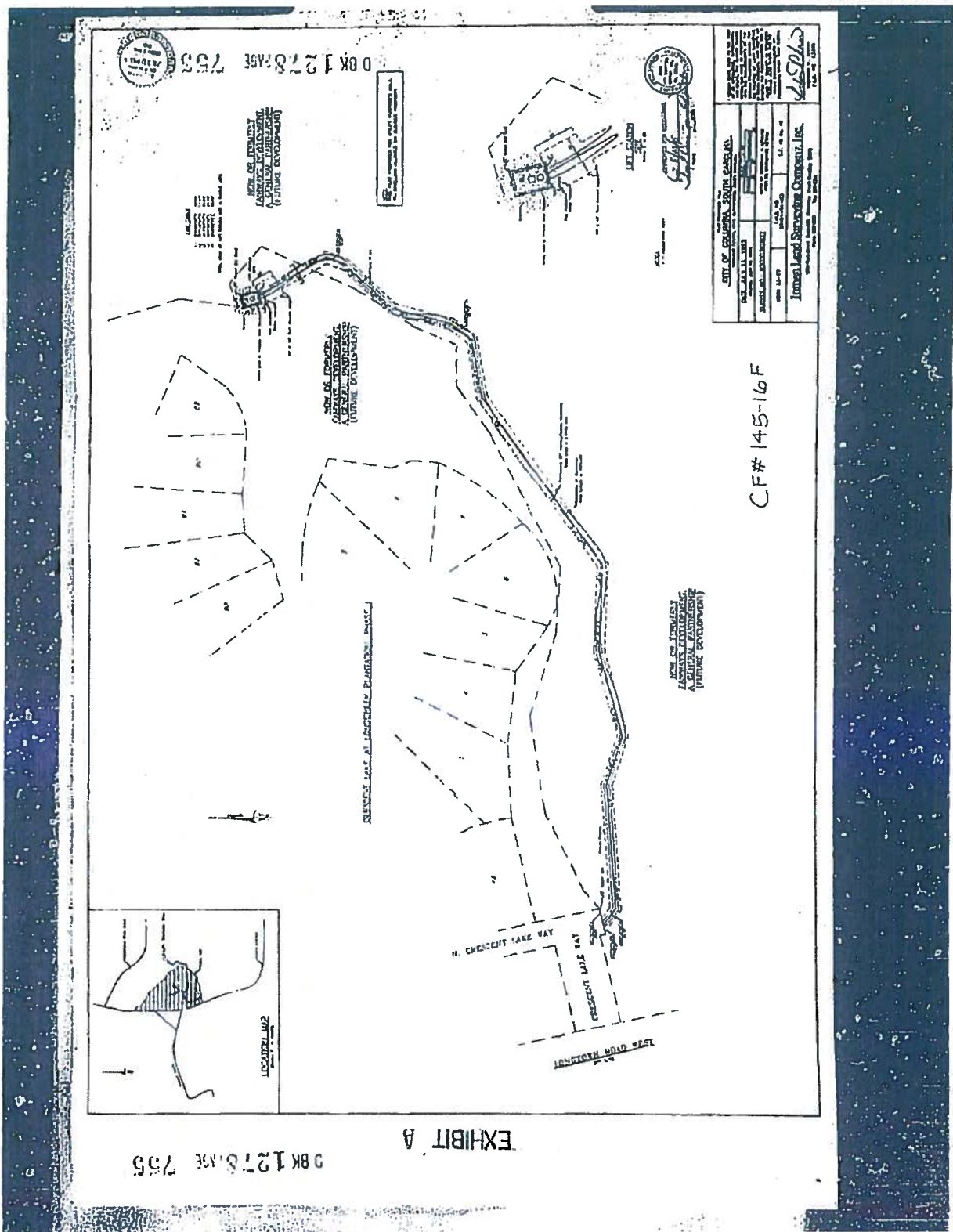
PERSONALLY appeared before me the undersigned witness and made oath that s/he saw the within named Grantor sign, seal and, as the Grantor's act and deed, deliver the within written Deed for the uses and purposes therein mentioned and that s/he, with the other witness whose signature appears above witnessed the execution thereof.

SWORN to before me this 13
day of July, 1995

James B. Linton (L.S.)
Public of S.C. witness Robert E. Smith Notary
My Commission Expires: 03/17/2002

DBK 1278 PAGE 754

pr299



255

PLAT ATTACHED

DBK 1210 PAGE 017

Holly Hope

TITLE TO REAL ESTATE

JUL 21 3 54 PM '00

STATE OF SOUTH CAROLINA

COUNTY OF RICHLAND

Know All Men by These Presents, That

THE MUNGO COMPANY

(hereinafter whether singular or plural the "Grantor") in the State aforesaid,
for and in consideration of the sum of One (\$1.00) Dollar to the Grantor paid
by the

CITY OF COLUMBIA

(hereinafter whether singular or plural the "Grantee") has granted, bargained,
sold and released, and by these presents does grant, bargain, sell and release
unto the said Grantee, its successors and assigns forever, the following
described property:

SEE EXHIBIT "A" ATTACHED FOR LEGAL DESCRIPTION

State of South Carolina
County of Richland
Date 3/26/12
Register of Deeds
Holly Hope

DBK 1210 PAGE 017

255

D BK 1210 PAGE 018

This conveyance is subject to all easements, restrictions and conditions appearing of record affecting the above property.

TOGETHER with all and singular, the rights, tenements, hereditaments and appurtenances to the said premises belonging or in anywise incident appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee, the City of Columbia, its successors and assigns forever. And the Grantor does hereby bind itself and its assigns, to warrant and forever defend all and singular the said premises unto the said Grantee and the Grantee's successors and assigns, against the Grantor and the Grantor's successors and assigns and against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS the Hand of the Grantor this 20 day of July
in the year of our Lord one thousand nine hundred and 1994
and in the two hundredth and eighteenth year of the Sovereignty
and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED

THE MUNGO COMPANY

Melissa H. Smith
Witness

[Signature]

[Signature]
Witness

By: William J. Dixon

Title: V. President

D BK 1210 PAGE 018

D BK 1210 PAGE 019

STATE OF SOUTH CAROLINA)
COUNTY OF)

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that s/he saw the within named Grantor sign, seal and, as the Grantor's act and deed, deliver the within written Deed for the uses and purposes therein mentioned and that s/he, with the other witness whose signature appears above witnessed the execution thereof.

SWORN to before me this 20
day of July, 1994

James R. Linton (U.S.)
Notary Public of S.C.

Melissa A. Smith
witness

My Commission Expires: 03/17/2002

D BK 1210 PAGE 019

pr239

EXHIBIT "A"

LEGAL DESCRIPTION

DBK 1210 PAGE 020

All that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Richland, northeast of the City of Columbia on the southeastern side of Longtown Road (S-40-1051), containing 530 square feet and shown on a plat of the "Holly Ridge Sewer Lift Station Site" prepared for the City of Columbia, South Carolina by Civil Engineering of Columbia, William E. Brown, R.L.S. #4953, dated July 11, 1994 and recorded simultaneously herewith and made a part hereof as Exhibit "A"; said lot having the following boundaries and measurements, to-wit:

Beginning at an iron pin on the southeastern right-of-way of Longtown Road (S-40-1051) at a point one hundred sixty-seven (167) feet N35°45'32"E of the centerline of Holly Ridge Lane; thence turning and extending therefrom S61°43'39"E along the common boundary of the southwestern property line of the subject lot and the northeastern property line of Lot 15, Holly Ridge, Phase I, for a distance of twenty and seventeen hundredths (20.17) feet to an iron pin on the southern property corner of the subject lot; thence turning and extending N35°45'32"E along the southeastern property line of the subject lot, for a distance of twenty (20) feet to an iron pin on the eastern property corner of the subject lot; thence turning and extending N26°50'03"W along the northeastern property line of the subject lot for a distance of twenty-two and fifty-three hundredths (22.53) feet to an iron pin on the northern property corner of the subject lot; thence turning and extending S35°45'32"W, parallel to and adjoining the southeastern right-of-way of Longtown Road (S-40-1051), for a distance of thirty-three (33) feet to the point of beginning.

All measurements being a little more or less and reference to said plat being craved for a more definite and specific description. Said plat also being on file in the office of the City's Director of Utilities and Engineering under file reference #208-14.

This conveyance includes the existing sanitary sewer lift station, housing, equipment and appurtenances thereto.

Subject to any and all conditions, restrictions, easements and rights-of-way affecting the said property.

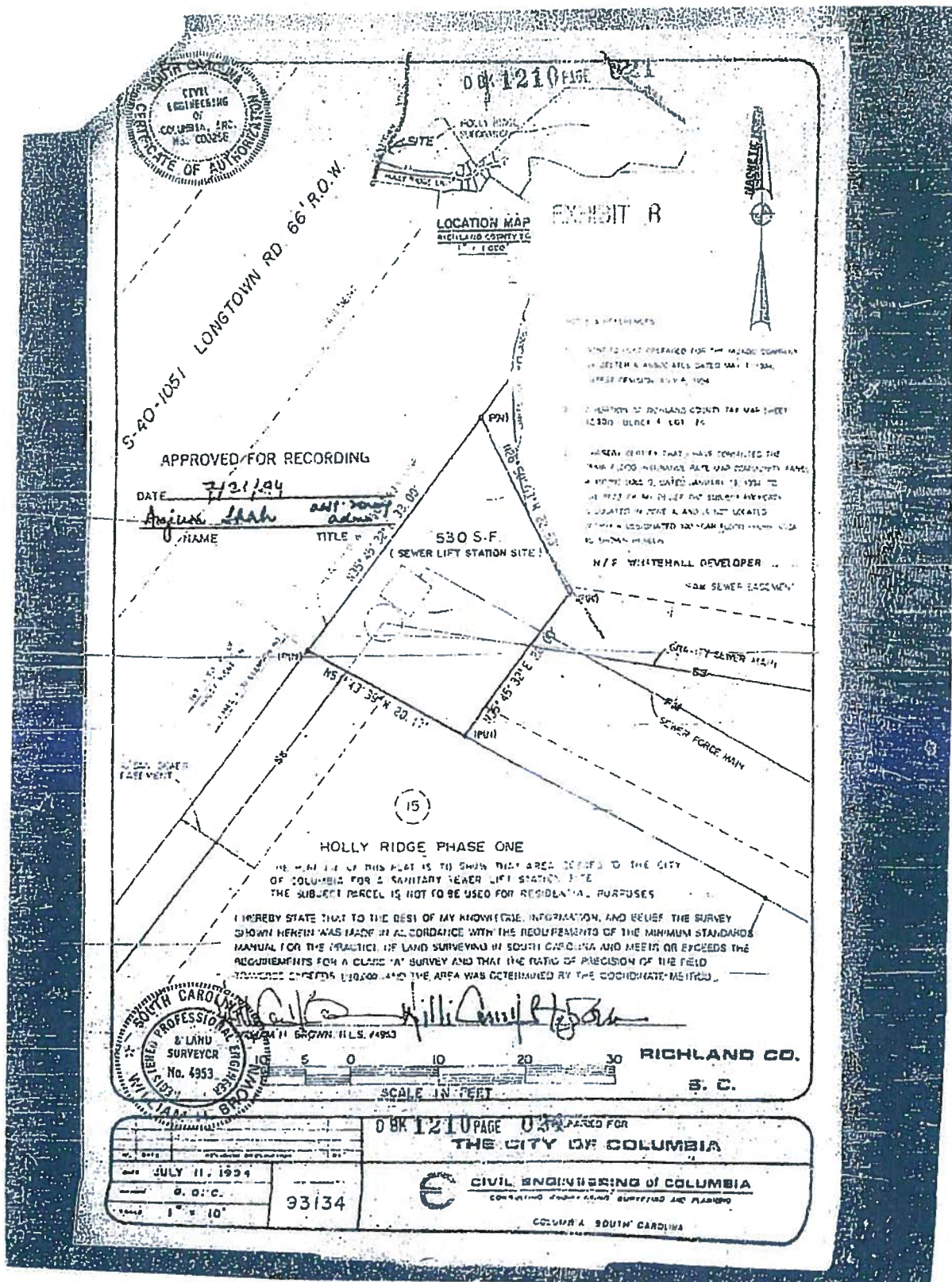
Derivation: Deed Book D-1066, Page 580.

Tax Map #20300-04-24 (Portion)

Grantee's address: City of Columbia, P.O. Box 147,
Columbia, South Carolina 29217

DBK 1210 PAGE 020

GN:gg M-D-11
B2



Palmetto Utilities, Inc.
Docket No. 2017-228-S
Asset Purchase Documents

Exhibit WJM-1

260 - 265

DD866:462

STATE OF SOUTH CAROLINA :
COUNTY OF RICHLAND :

DEED TO SANITARY SEWER
INDUSTRIAL PARK

State of South Carolina
Deed to Sanitary Sewer Industrial Park
Date: 3/26/12
John H. Hopt

TO

THE CITY OF COLUMBIA

FOR VALUE RECEIVED, it, Richland County

of Columbia, South Carolina, does hereby bargain, sell, transfer and convey unto
The City of Columbia, its successors or assigns, all its right, title and
interest in and to the below described sanitary sewer lines:

All these certain sanitary sewer lines and force mains the same being
eight (8), twelve (12) and fifteen (15) inches in diameter including manholes,
manhole castings, wyes, service line connections, sanitary sewage pumping stations
and all fittings.

Beginning at manhole #21 along the southern right-of-way of Clemson Road
Extension approximately seven thousand three hundred forty-five (7,345) feet from
the intersection of Clemson Road Extension and U.S. Highway 1, thence extending in
a generally northeasterly direction for approximately four hundred two (402) feet
to manhole #20, thence continuing in a generally northeasterly direction for
approximately three hundred ninety-three (393) feet to manhole #19, thence
continuing in a generally northeasterly direction for approximately four hundred
eight (408) feet to manhole #18, thence turning and extending in a generally
westerly direction for approximately three hundred eighty-eight (388) feet to
manhole #17, thence continuing in a generally westerly direction for approximately
four hundred eighteen (418) feet to manhole #16, thence continuing in a generally
westerly direction for approximately three hundred seventy-nine (379) feet to
manhole #15, thence continuing in a generally westerly direction for approximately
two hundred eight (208) feet to manhole #14, thence continuing in a generally
westerly direction for approximately two hundred eight (203) feet to manhole #13,
thence continuing in a generally westerly direction for approximately two hundred
thirteen (213) feet to manhole #12, thence turning and extending in a generally
northwesterly direction for approximately four hundred one (401) feet to manhole
#11, thence continuing in a generally northwesterly direction for approximately two
hundred fifty-seven (257) feet to manhole #10, thence continuing in a generally
northwesterly direction for approximately two hundred eighty-two (282) feet to
manhole #9, thence continuing in a generally northwesterly direction for
approximately four hundred two (402) feet to manhole #8, thence turning and
extending in a generally westerly direction for approximately three hundred
eighty-three (383) feet to manhole #7, thence continuing in a generally westerly
direction for approximately four hundred seven (407) feet to manhole #6, thence
continuing in a generally westerly direction for approximately three hundred
ninety-two (392) feet to manhole #5, thence continuing in a generally westerly direction
for approximately four hundred three (403) feet to manhole #4, thence continuing in
a generally westerly direction for approximately four hundred seventeen (417) feet
to manhole #3.

Also, beginning at manhole #10-A along the southern right-of-way of
Clemson Road Extension approximately one thousand seven hundred seventy (1,770)
feet from the intersection of U.S. Highway 1 and Clemson Road Extension, thence
extending in a generally westerly direction for approximately one hundred one (101)
feet to manhole #10, thence continuing in a generally westerly direction for
approximately four hundred two (402) feet to manhole #11, thence continuing in a
generally westerly direction for approximately three hundred forty (340) feet to
manhole #11-A.

Also, beginning at manhole #55 along the northern right-of-way of Clemson
Road approximately four thousand nine hundred forty (4,940) feet from the
intersection of Clemson Road and U.S. Highway 1, thence extending in a generally
northwesterly direction for approximately three hundred eighteen (318) feet to

260-265

DD866:462

DO866P463

manhole #54, thence continuing in a generally northwesterly direction for approximately three hundred nineteen (319) feet to manhole #53, thence continuing in a generally northeasterly direction for approximately three hundred twenty-three (323) feet to manhole #52, thence continuing in a generally northwesterly direction for approximately three hundred fifty-two (352) feet to manhole #51, thence continuing in a generally northwesterly direction for approximately two hundred seventy-eight (278) feet to manhole #50, thence turning and extending in a generally westerly direction for approximately two hundred thirteen (213) feet to manhole #49, thence continuing in a generally westerly direction for approximately two hundred nineteen (219) feet to manhole #48, thence continuing in a generally westerly direction for approximately two hundred thirteen (213) feet to manhole #49, thence continuing in a generally westerly direction for approximately two hundred nineteen (219) feet to manhole #40, thence continuing in a generally westerly direction for approximately three hundred eighty-one (381) feet to manhole #47, thence turning and extending in a generally southerly direction for approximately one hundred fifty-five (155) feet to manhole #46-A, thence continuing in a generally southerly direction for approximately forty-two (42) feet to manhole #46, thence turning and extending in a generally westerly direction for approximately two hundred thirty-five (235) feet to manhole #45, thence continuing in a generally westerly direction for approximately three hundred sixty-three (363) feet to manhole #44, thence turning and extending in a generally southwesterly direction for approximately three hundred thirty-seven (337) feet to manhole #43, thence turning and extending in a generally northwesterly direction for approximately one hundred fourteen (114) feet to manhole #42, thence turning and extending in a generally southwesterly direction for approximately three hundred three (303) feet to manhole #41, thence turning and extending in a generally westerly direction for approximately two hundred two (202) feet to manhole #40, thence continuing in a generally westerly direction for approximately one hundred forty (140) feet to manhole #39-A, thence continuing in a generally westerly direction for approximately two hundred fifty (250) feet to manhole #39, thence continuing in a generally westerly direction for approximately two hundred fifty-seven (257) feet to manhole #38, thence turning and extending in a generally northwesterly direction for approximately one hundred ninety-nine (199) feet to manhole #37, thence turning and extending in a generally southwesterly direction for approximately one hundred ten (110) feet to manhole #36A, thence continuing in a generally southwesterly direction for approximately three hundred ten (310) feet to manhole #36, thence turning and extending in a generally northwesterly direction for approximately four hundred twenty-nine (429) feet to manhole #35, thence turning and extending in a generally westerly direction for approximately three hundred fifty-seven (357) feet to manhole #34, thence turning and extending in a generally northwesterly direction for approximately three hundred thirty-three (333) feet to manhole #33, thence turning and extending in a generally westerly direction for approximately one hundred eighty-eight (188) feet to manhole #32, thence turning and extending in a generally southwesterly direction for approximately eighty-five (85) feet to manhole #31, thence continuing in a generally southwesterly direction for approximately two hundred ninety-five (295) feet to manhole #30, thence continuing in a generally southwesterly direction for approximately two hundred thirty-two (232) feet to manhole #29, thence continuing in a generally southwesterly direction for approximately two hundred twenty-four (224) feet to manhole #28, thence continuing in a generally southwesterly direction for approximately two hundred eighty (280) feet to manhole #27, thence continuing in a generally southwesterly direction for approximately three hundred nineteen (319) feet to manhole #26, thence turning and extending in a generally northwesterly direction for approximately two hundred thirty-nine (239) feet to manhole #25, thence turning and extending in a generally southwesterly direction for approximately three hundred forty-eight (348) feet to manhole #24, thence continuing in a generally southwesterly direction for approximately two hundred sixty-nine (269) feet to manhole #23, thence continuing in a generally southwesterly direction to tie to an existing manhole #22 on the Crane Creek outfall line.

Also, a force main beginning at pump station #1 on the southern right-of-way of Clemson Road Extension approximately three thousand nine hundred thirty (3,930) feet from the intersection of U.S. Highway 1 and Clemson Road Extension, thence extending in a generally northeasterly direction for approximately thirty (30) feet, thence turning and extending in a generally northwesterly direction along the southern right-of-way of Clemson Road Extension for approximately three thousand two hundred fifty (3,250) feet to tie to manhole #10-A.

Also, a force main beginning at pump station #7 on the southern right-of-way of Clemson Road Extension approximately one thousand six hundred seventy (1,670) feet from the intersection of U.S. Highway 1 and Clemson Road Extension, thence extending in a northeasterly direction for approximately fifteen (15) feet,

DO866P463

DC866Page 464

thence turning and extending in a generally westerly direction for approximately six thousand two hundred (6,200) feet along the southern right-of-way of Clemson Road Extension and Clemson Road, thence turning and extending in a northeasterly direction for approximately eighty-five (85) feet to a point along the northern right-of-way of Clemson Road, thence turning and extending in a generally westerly direction for approximately two hundred forty (240) feet to tie to manhole #55.

This conveyance also includes an exclusive easement on all sanitary sewer lines and appurtenances heretofore described for the purpose of ingress, egress, operation and maintenance of said sanitary sewer lines. The Grantor hereby agrees that no construction (including, but not limited to, buildings, paving, pipe lines or other utilities) will be allowed within the limits of this easement without prior approval of the City Engineer.

This conveyance also includes all easements shown on a set of as-built plans for Richland Northeast Industrial Park, in Richland County, near Pontiac, South Carolina, plans dated April 1981, last revised April 15, 1982, by Enwright and Associates, Inc., Don A. Campo, P. E., and being on file in the office of the City's Director of Utilities and Engineering, Columbia, South Carolina under file reference 109-16(R-2).

These sanitary sewer lines are more clearly delineated on a set of as-built plans for Richland Northeast Industrial Park, in Richland County, near Pontiac, South Carolina, plans dated April 1981, last revised April 15, 1982, prepared by Enwright and Associates, Inc., Don A. Campo, P. E., and being on file in the office of the City's Director of Utilities and Engineering, Columbia, South Carolina under file reference 109-16(R-2).

D-16-9

DC866Page 464

Palmetto Utilities, Inc.
Docket No. 2017-228-S
Asset Purchase Documents

Exhibit WJM-1

DD866PAGE 465

TO HAVE AND TO HOLD the said property unto the City of Columbia, its
successors and assigns.

And it, Richland County warrant(s)
that it is the lawful owner of said property and has the
right to convey same; and that the property is free and clear of any and all liens
and encumbrances of whatsoever kind or nature, except those set forth hereinabove.
WITNESS its hand and seal this 13th day of November
1987.

Title

WITNESSES

Margaret E. Mack
Terry M. Mauldin

STATE OF SOUTH CAROLINA)
COUNTY OF RICHLAND)

PERSONALLY APPEARED before me Margaret E. Mack and
made oath that he saw the within named Richland County
sign, seal and as its act and deed deliver the within written instrument for
the uses and purposes therein mentioned and that he with Terry M. Mauldin
witnessed the execution thereof.

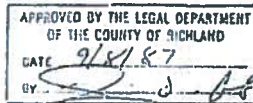
Margaret E. Mack

SWORN to before

me this 13th day of November, 1987.

W. Anthony McDaniel (L.S.)
Notary Public for South Carolina

My Commission Expires August 12, 1997



DD866PAGE 465

Palmetto Utilities, Inc.
Docket No. 2017-228-S
Asset Purchase Documents

Exhibit WJM-1

00866PAGE466

STATE OF SOUTH CAROLINA)
COUNTY OF RICHLAND) MORTGAGE RELEASE

Know all men by these presents that _____
_____ for certain valuable consideration do/does hereby
release from the lien and operation of a mortgage recorded in the office of
the Clerk of Court for _____ County in Mortgage Book
_____ at Page _____ the sewer lines water lines including valves,
valve boxes, hydrants, manholes, service lines running from main lines to prop-
erty lines and all fittings, also including the easements and rights of way
conveyed by the within deed so that the said lines, appurtenances and rights
of way shall be free from and unaffected by said mortgage.

WITNESS _____ hand and seal this _____ day of
_____, 19____.

In the presence of

STATE OF SOUTH CAROLINA)
COUNTY OF RICHLAND)

PERSONALLY APPEARED before me _____ and
made oath that he saw the within named _____
sign, seal and as _____ and deed deliver the within written instrument for
the uses and purposes therein mentioned and that he with _____
witnessed the execution thereof.

SUBSCRIBED and sworn to before
me this _____ day of _____,
_____, (L.S.)
Notary Public for South Carolina

00866PAGE466

Palmetto Utilities, Inc.
Docket No. 2017-228-S
Asset Purchase Documents

Exhibit WJM-1

Print Job: 297994

Page 1 of 6

270

Turnament: 2012020492 Book/Page: R 1749: 1125 Date/Time: 03/14/2012 15:55:28:400 Document: 01

#14607

STATE OF SOUTH CAROLINA)
COUNTY OF RICHLAND)

Know All Men by These Presents, That

BRICKYARD-LONGTOWN, LLC
(hereinafter whether singular or plural the "Grantor") in the State aforesaid, for and in consideration of the sum of One (\$1.00) Dollar to the Grantor paid by the

CITY OF COLUMBIA
(hereinafter whether singular or plural the "Grantee") has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the

CITY OF COLUMBIA, its successors and assigns:

All that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Richland, northeast of the City of Columbia, bounded on the northeast by Longreen Parkway, on the southeast, southwest and northwest by the remaining portion of Richland County TMS#17509-03-01, being irregular in shape and containing twenty-four hundredths (0.24) of an acre, having the following boundaries and measurements, to-wit:

Beginning at an iron pin (new) on the common boundary of the southwestern right-of-way of Longreen Parkway and the northern property corner of the subject parcel, twelve hundred twenty (1,220) feet southeast of the intersection of Ivy Square Way and Longreen Parkway; extending therefrom S68°52'52"W along the northwestern property line of the subject parcel, for a distance of ninety-two and twenty-four hundredths (92.24) feet to an iron pin (new) on the western property corner of the subject parcel; thence turning and extending therefrom along the southwestern property line of the subject parcel S04°08'06"E, for a distance of seventy and two tenths (70.2) feet to an iron pin (new) on the southwestern property line of the subject parcel; thence continuing therefrom along the southwestern property line of the subject parcel S21°07'08"E, for a distance of forty-seven and ninety-five hundredths (47.95) feet to an iron pin on the southwestern property corner of the subject parcel; thence turning and extending therefrom along the southern property line of the subject parcel N68°52'52"E, for a distance of sixty-eight and fifty-eight hundredths (68.58) feet to an iron pin (new) on the southeastern property corner of the subject parcel; thence turning and extending therefrom along the eastern property line of the subject parcel N21°07'08"W, for a distance of twenty-eight and eleven hundredths (28.11) feet to an iron pin; thence turning and extending along the southeastern property line of the subject parcel N39°53'08"E, for a distance of fifty and forty-nine hundredths (50.49) feet to an iron pin on the common boundary of the easternmost property corner of subject parcel and the southwestern right-of-way of Longreen Parkway; thence turning and extending therefrom along the common boundary of the northeastern property line of the subject parcel and the southwestern right-of-way of Longreen Parkway N21°07'08"W, for a distance of sixty-two and five tenths (62.5) feet to intersect the northeastern property corner of the subject parcel, also being the point of beginning. Be all measurements a little more or less.

Being more clearly shown and delineated on a plat for Sanitary Sewer Lift Station Site for the Primary Sanitary Sewer System to Serve the Longtown Tract, dated April 28, 2005, prepared by Civil Engineering of Columbia, Inc., Charles D. Meeler, S.C. P.L.S. #12246, for the City of Columbia, South Carolina, and recorded on May 10, 2005 in the Office of the Register of Deeds for Richland County in Record Book R-1052, page 568; also being on file in the Office of the City of Columbia, Department of Utilities and Engineering under file reference #233-123. A copy of said plat being attached hereto and made a part hereof as Exhibit "A".

State of South Carolina
I certify that this is a true and correct copy of the original.
Dated: 3/13/2012

Register of Deeds
Richland County

APPROVED BY
CITY OF COLUMBIA
LEGAL DEPT.

270

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Palmetto Utilities, Inc.
Docket No. 2017-228-S
Asset Purchase Documents

Exhibit WJM-1

Print Job: 297994

Page 2 of 6

Instrument: 2012020492

Book/Page: R 1749: 1126

Date/Time: 03/14/2012 15:55:28.400

Document: 01

-2-

DERIVATION: Being a portion of property acquired by Brickyard-Longtown, LLC by deed from Longtown Associates, LLC, dated January 8, 2003 and recorded January 9, 2003 in the Office of the Register of Deeds for Richland County in Record Book R-744, page 2644.

TAX MAP NUMBER: 17500-03-59 (PORTION)

PREPARED BY: City of Columbia
Department of Utilities & Engineering

GRANTEE'S ADDRESS: City of Columbia
c/o Finance Department
P. O. Box 147
Columbia, SC 29217

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Richland County Register of Deeds

Audited by Paul Brumley 2007

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Palmetto Utilities, Inc.
Docket No. 2017-228-S
Asset Purchase Documents

Exhibit WJM-1

Print Job: 297994

Page 3 of 6

Instrument: 2017020492

Book/Page: R 1749: 1127

Date/Time: 03/14/2012 15:55:28:400

Document: 01

-3-

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said City of Columbia, its successors and assigns forever. And the Grantor does hereby bind the Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the said premises unto the City of Columbia, its successors and assigns, against the Grantor and the Grantor's successors and assigns and against every person whomsoever lawfully claiming, or to claim the same or any part thereof.

WITNESS the hand and seal of the Grantor by the undersigned this 19th day of

January, 20 12.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

[Signature]
(Witness #1 Signature)

[Signature]
(Witness #2 Signature)

BRICKYARD-LONGTOWN, LLC

By: [Signature]
(Signature)
Name: William J. Dixon
(Print Name)
Title: V.P.
(Print Title)

STATE OF SOUTH CAROLINA)
COUNTY OF RICHLAND)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this 19 day of

January, 20 12 by William J. Dixon V.P. of Imo,
(Name and Title of Officer)

South Carolina on behalf of Brickyard-Longtown, LLC.

NOTARY PUBLIC FOR STATE OF SOUTH CAROLINA
MY COMMISSION EXPIRES: 1/13/15

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Palmetto Utilities, Inc.
Docket No. 2017-228-S
Asset Purchase Documents

Exhibit WJM-1

Print Job: 297994

Page 4 of 6

Instrument: 2017020492

Book/Page: R 1749: 1128

DateTime: 03/14/2012 15:55:28.400

Document: 01

STATE OF SOUTH CAROLINA)
COUNTY OF RICHLAND)

AFFIDAVIT

PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this Affidavit and I understand such information.
2. The property being transferred is located on the southwestern side of Longgreen Parkway, Richland County, SC containing 0.24 Acre, being identified as Richland County Tax Map Number 17500-03-S9 (Portion), was transferred by Brickyard-Longtown, LLC to the City of Columbia on 20.
3. Check one of the following: The deed is
☒ exempt from the deed recording fee because property transferred to City of Columbia, a political subdivision (Exemption No. 2).
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See information section of this Affidavit):
The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$.
5. Check Yes ☐ or No ☒ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes", the amount of the outstanding balance of this lien or encumbrance is \$.
6. The deed recording fee is computed as follows:
(a) Place the amount listed in item 4 above here: \$0
(b) Place the amount listed in item 5 above here: \$0
(If no amount is listed, place a zero here.)
(c) Subtract Line 6(b) from Line 6(a) and place result here: \$0
7. The deed recording fee due is based on the amount listed on Line 6(c) above and the deed recording fee due is: \$0.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as:
Vice President

I understand that a person required to furnish this Affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than One Thousand (\$1,000.00) Dollars or imprisoned not more than one year, or both.

William J. Dixon
RESPONSIBLE PERSON CONNECTED WITH THIS TRANSACTION

William J. Dixon
Print or Type Name Here

SWORN to before me this 11 day of January, 2012

NOTARY PUBLIC FOR THE STATE OF S.C.

MY COMMISSION EXPIRES: 1/15/15

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Print Job: 297994

Page 5 of 6

Instrument: 2012020492

Book/Page: R 1749: 1120

Date/Time: 03/14/2012 15:55:28-400

Document: 01

ATTORNEY CERTIFICATION

I, Robert C. Clawson, an attorney licensed to practice law in the State of
South Carolina do hereby certify that I supervised the execution of the attached Title to Real
Estate for Sanitary Sewer Lift Station Site for the Primary Sanitary Sewer System to Serve the
Longtown Tract with Brickyard - Lonetown, LLC, as Grantor, and City of Columbia as Grantee,
this 19 day of January, 2012.



State Bar or License Number 1266

Right and County Register of Deeds

Noted by Paul Brinkley 2007

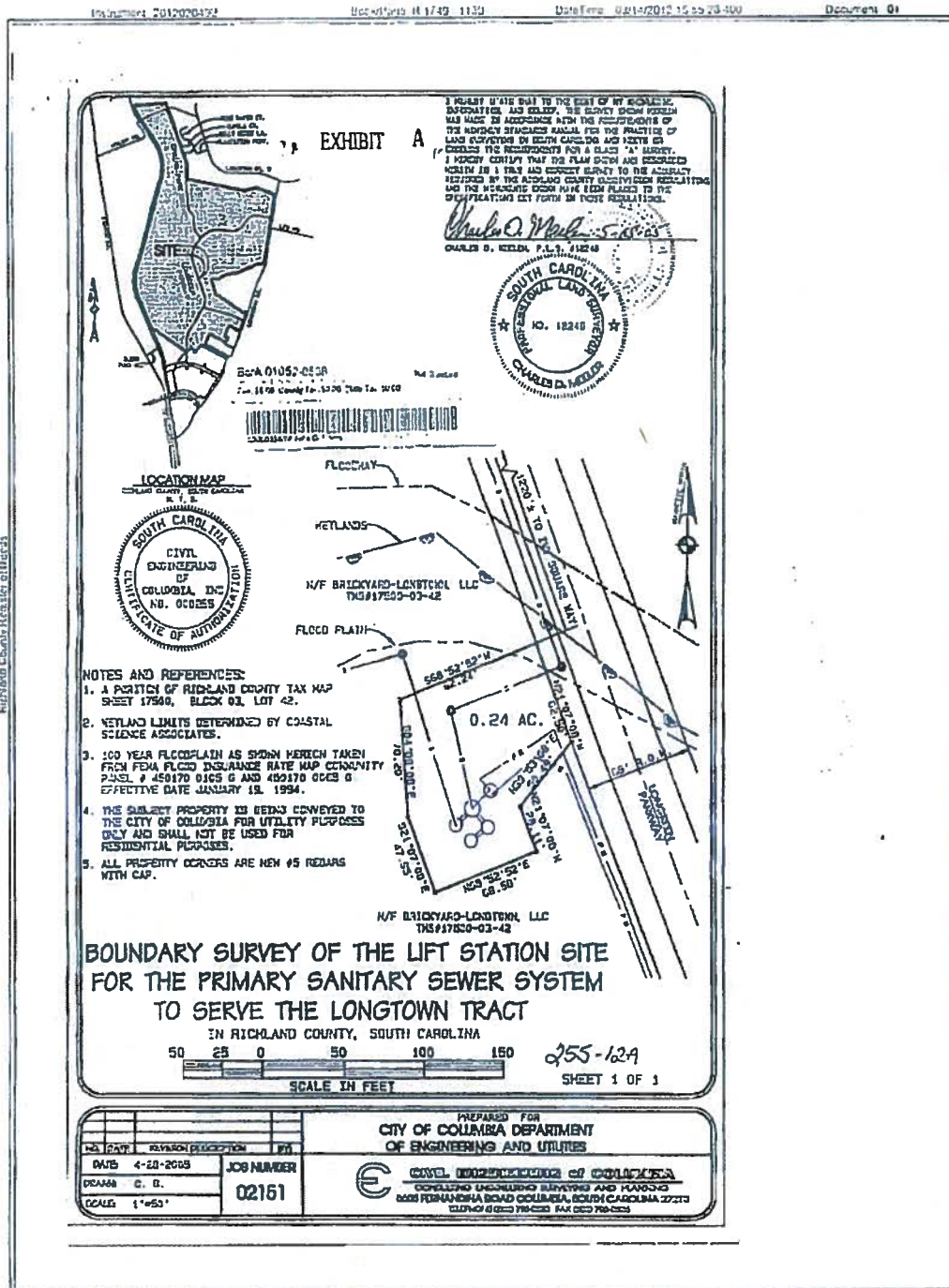
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Palmetto Utilities, Inc.
Docket No. 2017-228-S
Asset Purchase Documents

Exhibit WJM-1

Print Job: 297994

Page 6 of 6



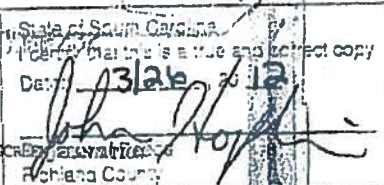
Palmetto Utilities, Inc.
Docket No. 2017-228-S
Asset Purchase Documents

Exhibit WJM-1

280-285-290

STATE OF SOUTH CAROLINA)
COUNTY OF RICHLAND)

DEED TO SANITARY SEWER LINES IN LOWCREEK PLANTATION



FAIRWAYS DEVELOPMENT - GENERAL PARTNERSHIP

TO

THE CITY OF COLUMBIA

FOR VALUE RECEIVED, it, Fairways Development - General Partnership

of Columbia, South Carolina, does hereby bargain, sell, transfer and convey unto
The City of Columbia, its successors or assigns, all its right, title and
interest in and to the below described sanitary sewer lines:

All those certain sanitary sewer lines the same being eight (8) inches, six
(6) and ten (10) inches in diameter including manholes, manhole castings, service
lines run from main lines to property lines, sewerage pumping stations, force mains
and all fittings.

Beginning at manhole 50A on the northern right-of-way of Columbia Club
Drive East approximately two hundred fifty (250) feet west of the intersection of
Columbia Club Drive East and Runymede Drive and extending in a generally southerly
direction to manhole 50, thence turning and extending in a generally southwesterly
direction to manhole 49, thence turning and extending in a generally southerly
direction to manhole 48, thence turning and extending in a generally southwesterly
direction to manhole 47, thence turning and extending in a generally westerly
direction to manhole 46, thence turning and extending in a generally northwesterly
direction to manhole 45A, thence turning and extending in a generally southwesterly
direction to manhole 45, thence continuing in a generally southwesterly direction to
lift station #1.

Also, beginning at manhole 44 along the northern right-of-way of Columbia
Club Drive East approximately two hundred (200) feet west of the intersection of
Columbia Club Drive East and the entrance to The Villas and extending in a generally
easterly direction to manhole 43A, thence continuing in a generally easterly
direction to manhole 43, thence turning and extending in a generally southern
direction to lift station #1.

Also, beginning at manhole 27 in the vicinity of the common property line
of lots 1 and 2, block U-1 and extending in a generally southwesterly direction to
manhole 26, thence turning and extending in a generally southerly direction to
manhole 25, thence continuing in a generally southerly direction to manhole 24,
thence continuing in a generally southerly direction to manhole 23A, thence turning
and extending in a generally southeasterly direction to manhole 23, thence continuing
in a generally southeasterly direction to manhole 22, thence turning and extending in
a generally easterly direction to lift station #2.

Also, beginning at manhole 21 in the vicinity of the common property line
of lots 11 and 12, block W-1, and extending in generally westerly direction to
manhole 20, thence continuing in a generally westerly direction to manhole 19,
thence continuing in a generally westerly direction to lift station #2.

Also, beginning at manhole 29 in the vicinity of the common property line
of lots 2 and 3, block X-1 and extending in a generally southwesterly direction to
manhole 28, thence continuing in a generally southwesterly direction to manhole 24.

Also, beginning at manhole 36 in the vicinity of the common property line
of lots 3 and 4, block U-1, and extending in a generally easterly direction to
manhole 35, thence continuing in a generally easterly direction to manhole 34, thence
turning and extending in a generally southeasterly direction to manhole 33, thence
turning and extending in a generally southerly direction to manhole 32, thence
continuing in a generally southerly direction to manhole 31, thence continuing in a
generally southerly direction to manhole 30, thence continuing in a generally
southerly direction to lift station #2.

0 603 252

280-285-290

Palmetto Utilities, Inc.
Docket No. 2017-228-S
Asset Purchase Documents

Exhibit WJM-1

Also, beginning at manhole 41 in the vicinity of the common property line of lots 1 and 2, block V-1, and extending in a generally westerly direction to manhole 40, thence continuing in a generally westerly direction to manhole 33.

Also, beginning at manhole 39 in the vicinity of the common property line of lots 3 and 4, block W-1, and extending in a generally westerly direction to manhole 38, thence continuing in a generally westerly direction to manhole 37, thence continuing in a generally westerly direction to manhole 31.

Also, beginning at manhole 14 on the northwest quadrant of the intersection of Columbia Club Drive East and Sarazen Road and extending in an generally easterly direction to manhole 13, thence continuing in a generally easterly direction to manhole 12, thence turning and extending in a generally southeasterly direction to manhole 11, thence turning and extending in a generally southerly direction to manhole 10, thence continuing in a generally southerly direction to manhole 9, thence turning and extending in a generally southeasterly direction to manhole 8, thence turning and extending in a generally easterly direction to manhole 7, thence turning and extending in a generally southerly direction to manhole 6, thence turning and extending in a generally southeasterly direction to manhole 5, thence continuing in a generally southeasterly direction to manhole 4, thence turning and extending in a generally southerly direction to manhole 3, thence turning and extending in a generally southeasterly direction to manhole 2, thence turning and extending in a generally easterly direction to manhole 1 and lift station #3.

Also, beginning at manhole 17 in the vicinity of the common property line of lots 10 and 11, block V-1 and extending in a generally southerly direction to manhole 16, thence turning and extending in a generally easterly direction to manhole 15, thence continuing in a generally easterly direction to manhole 9.

Also, beginning at manhole 19, on the northwestern quadrant at the intersection of Runnymede Drive and Demaret Drive and extending in a generally southerly direction to a manhole located along the southern right-of-way of Runnymede Drive, thence turning and extending in a generally southeasterly direction for approximately three hundred ten (310) feet to terminate at a manhole.

Also, a force main beginning at lift station #1 and extending in an east northeasterly direction, parallel and adjacent to the northern right-of-way of Columbia Club Drive East to manhole 14.

Also, a force main beginning at lift station #3 and extending in a generally easterly direction to tie an existing force main.

Also, a force main beginning at lift station #2 and extending in a east northeasterly direction, parallel and adjacent to the southern right-of-way of Runnymede Drive to manhole 9.

The Grantor hereby agrees to be responsible for repairs of all damage to water lines, sewer lines, curb cocks, meter boxes, all fittings and fire hydrants hereby conveyed which arise out of the operation of any equipment or vehicles under control of the Grantor or any other party in connection with the initial installation of streets, paving, curbs and gutters, drainage, sewer, utility lines, final grading or improvements in development of property served by said lines, and the Grantor shall either effect necessary repairs or reimburse the City for the cost of repairs at the option of the City.

This conveyance also includes an exclusive easement extending seven and five tenths (7.5) feet on either side of all sanitary sewer lines not contiguous to or within the road right-of-way, five (5) feet on either side of all sanitary sewer lines adjacent to and located within the road right-of-way and an additional two and five tenths (2.5) feet on the inner side of City of Columbia sanitary sewer easement granted herein between manhole 7 and lift station #3 and appurtenances heretofore described for the purpose of ingress, egress, operation and maintenance of said sanitary sewer lines. The grantor hereby agrees that no construction (including, but not limited to, buildings, paving, pipe lines or other utilities) will be allowed within the limits of this easement without prior approval of the City Engineer.

This conveyance also includes all easements as shown on a set of as-built plans for Longcreek Plantation in Richland County near Columbia, South Carolina, plans dated June 10, 1981, and June 17, 1981, last revised October 2, 1981, prepared by Civil Engineering of Columbia, William H. Brown, P.E., and being on file in the office of the City Engineer, under file reference 87-1 (R-3).

These sanitary sewer lines are more clearly delineated on a set of as-built plans for Longcreek Plantation in Richland County near Columbia, South Carolina, plans dated June 10, 1981, and June 17, 1981, last revised October 2, 1981, prepared by Civil Engineering of Columbia, William H. Brown, P.E., and being on file in the office of the City Engineer under file reference 87-1 (R-3).

P-16

D 609 page 233

Palmetto Utilities, Inc.
Docket No. 2017-228-S
Asset Purchase Documents

Exhibit WJM-1

D E007WJF234

TO HAVE AND TO HOLD the said property unto the City of Columbia, its successors and assigns.

And it, Pairways Development - General Partnership warrant (s) that it is the lawful owner of said property and has the right to convey same; and that the property is free and clear of any and all liens and encumbrances of whatsoever kind or nature, except those set forth hereinabove.

WITNESS its hand and seal this 16th day of December, 1981.

PAIRWAYS DEVELOPMENT GENERAL PARTNERSHIP

By: John S. Bobb
Title: President
Ace Beer Distributing Co., Inc. - Partner

WITNESSES
Judith E. Johnson
Ellen M. Smith

STATE OF SOUTH CAROLINA)
COUNTY OF RICHLAND)

PERSONALLY APPEARED before me Judith E. Johnson, Notary Public, and made oath that he saw the within named Pairways Development - General Partnership by John S. Bobb, president Ace Beer Distributing Co., Inc., Partner sign, seal and as its act and deed deliver the within written instrument for the uses and purposes therein mentioned and that he with Ellen M. Smith witnessed the execution thereof.

Judith E. Johnson

SWORN to before me this 16th day of December, 1981.

Ellen M. Smith (L.S.)
Notary Public for South Carolina My Commission Expires: 11/27/89

STATE OF SOUTH CAROLINA)
COUNTY OF RICHLAND)

MORTGAGE RELEASE

Know all men by these presents that The South Carolina National Bank for certain valuable consideration do/does hereby release from the lien and operation of a mortgage recorded in the office of the Clerk of Court for Richland County in Mortgage Book M-289 at Page 342 the sewer lines water lines including valves, valve boxes, hydrants, manholes, service lines running from main lines to property lines and all fittings, also including the easements and rights of way

D E007WJF234

Palmetto Utilities, Inc.
Docket No. 2017-228-S
Asset Purchase Documents

Exhibit WJM-1

conveyed by the within deed so that the said lines, appurtenances and rights
of way shall be free from and unaffected by said mortgage.

WITNESS its hand and seal this 11th day of
January, 1982.

In the presence of

Vickie D. Yates
Brenda D. Webster

THE SOUTH CAROLINA NATIONAL BANK
By: James D. Barber, Jr.
Vice President

STATE OF SOUTH CAROLINA)
COUNTY OF RICHLAND)

PERSONALLY APPEARED before me Vickie D. Yates and
made oath that she saw the within named The South Carolina National Bank by
James D. Barber, Jr., its Vice President
sign, seal and as its act and deed deliver the within written instrument for
the uses and purposes therein mentioned and chatge with Brenda D. Webster
witnessed the execution thereof.

Vickie D. Yates

NOTARY IN PRESENCE

me this 11th day of JANUARY, 1982.
Brenda D. Webster (L.S.)
Notary Public for South Carolina
My Commission Expires: 8-26-84

D 107 235

Palmetto Utilities, Inc.
Docket No. 2017-228-S
Asset Purchase Documents

Exhibit WJM-1

State of South Carolina
I certify that this is a true and correct copy
Date 3/26/82 Page 12

STATE OF SOUTH CAROLINA)
COUNTY OF RICHLAND)

MORTGAGE RELEASE

Know all men by these presents that the undersigned
for certain valuable consideration does hereby release
from the lien and operation of a mortgage recorded in the office
of the Clerk of Court for Richland County in Mortgage Book M-221
at Page 518 the sewer lines water lines including valves, valve
boxes, hydrants, manholes, service lines running from main lines
to property lines and all fittings, also including the easements
and rights of way conveyed by the within deed from Fairways Develop-
ment General Partnership to the City of Columbia so that the said
lines, appurtenances and rights of way shall be free from and
unaffected by said mortgage.

WITNESS my hand and seal this 11th day of January,
1982.

In the presence of:
Susan H. Shaw
Evelyn J. Anderson

BANKERS TRUST OF SOUTH CAROLINA, AS TRUSTEE
under Trust Agreement dated May 29, 1972;
Bankers Trust of South Carolina as Agent for
Jane Hoyt Huffines, Harrah Pickett Huffines,
Calvert W. Huffines, and Douglas N. Huffines,
individually and as Executrix of the Last
Will and Testament of Robert L. Huffines, III.

By: C. Gerald Lane
C. Gerald Lane
Vice President and Trust Officer

STATE OF SOUTH CAROLINA)
COUNTY OF RICHLAND)

PERSONALLY APPEARED before me Susan H. Shaw and
made oath that she saw the within named BANKERS TRUST OF SOUTH CAROLINA
as Trustee and Agent by C. Gerald Lane its Vice President and Trust
Officer sign, seal and as her act and deed deliver the within written
instrument for the uses and purposes therein mentioned and that she
with Evelyn J. Anderson witnessed the execution thereof.

SWORN to before
me this 11th day of January, 1982.
Susan H. Shaw (L.S.)
Notary Public for South Carolina
My Commission Expires December 6, 1990

Palmetto Utilities, Inc.
Docket No. 2017-228-S
Asset Purchase Documents

Exhibit WJM-1

STATE OF SOUTH CAROLINA)
COUNTY OF RICHLAND) DEED TO SANITARY SEWER LINES FOR NORTH CROSSING
SUBDIVISION - PHASE I

NORTH CROSSING, INC.

TO

THE CITY OF COLUMBIA

FOR VALUE RECEIVED, this 1st day of North Crossing, Inc.

of Columbia, South Carolina, does hereby bargain, sell, transfer and convey unto

The City of Columbia, its successors or assigns, all right, title and

interest in and to the below described sanitary sewer lines:

All those certain sanitary sewer lines, the same being four (4) and eight (8) inches in diameter, including manholes, manhole castings, lift stations, service lines to property lines or easement boundaries, and all components and fittings to complete the system.

LINE A:

Beginning at a lift station located between lots 7 and 9, block "G", thence extending in a generally southwesterly direction along the southern property line of Grantor approximately three hundred twenty-nine and six tenths (329.6) to manhole #1, thence extending approximately three hundred eleven and nine tenths (311.9) feet to manhole #2, thence extending approximately one hundred and twenty-two and four tenths (122.4) feet to manhole #3, thence turning to the right and extending approximately three hundred two (102) feet to manhole #4, thence extending approximately three hundred fifty-eight and nine tenths (358.9) feet to manhole #5, thence turning to the right, thence extending approximately one hundred ninety (190) feet to manhole #6, thence turning to the right and extending approximately two hundred twenty-three (223) feet to manhole #7, thence turning to the left approximately ninety (90) degrees, thence extending approximately fifty (50) feet to manhole #8, thence turning approximately ninety (90) degrees to the left, thence extending approximately three hundred fifty-one (351) feet to manhole #9, thence turning to the right approximately ninety (90) degrees, thence extending approximately two hundred one (201) feet to manhole #10, thence termination is made.

LINE B:

Also, beginning at manhole #4, thence extending in a generally northwesterly direction approximately one hundred sixty-one and four tenths (161.4) feet to manhole #11, thence turning to the right approximately forty-five (45) degrees, thence extending in a generally northwesterly direction approximately two hundred forty-one and five tenths (241.5) feet to manhole #12, thence extending approximately three hundred ninety-four (394) feet to manhole #13, thence termination is made.

LINE C:

Also, beginning at manhole #14, thence extending in a generally southeasterly direction along North Crossing Drive approximately two hundred two (202) feet to manhole #12, thence termination is made.

FORCE MAIN:

Also, beginning at the lift station, thence extending in a generally westerly direction within the confines of an easement approximately one hundred fifty-three and nine tenths (153.9) feet to North Crossing Drive, thence turning to the left, thence extending in a generally curvilinear southwesterly direction along the southern side of North Crossing Drive approximately one thousand three hundred thirty-one (1,331) feet, thence turning to the left approximately ninety (90)

300 250 300
I certify that this is a true and correct copy
Dated: 12/14/17
Register of Deeds
Richland County
300
1078145728

EXP 00781PM729

degrees, thence extending in a generally southwesterly direction along the western side of Rhams Road approximately two hundred fifty-seven (257) feet, thence turning to the right, thence extending in a generally northwesterly direction along the eastern right-of-way of Clerson Road approximately one hundred two (102) feet, whence termination is made by tying into an existing manhole.

The Grantor hereby agrees to be responsible for repairs of all damage to water lines, sewer lines, curb cracks, water boxes, all fittings and fire hydrants hereby conveyed which arise out of the operation of any equipment or vehicles under control of the Grantor or any other party in connection with the initial installation of streets, paving, curbs and gutters, drainage, sewer, utility lines, final grading or improvements in development of property served by said lines, and the Grantor shall either effect necessary repairs or reimburse the City for the cost of repairs at the option of the City.

This conveyance also includes an exclusive easement on all sanitary sewer lines and appurtenances heretofore described for the purpose of ingress, egress, operation and maintenance of said sanitary sewer lines. The grantor hereby agrees that no construction (including, but not limited to, buildings, paving, pipe lines or other utilities) will be allowed within the limits of this easement without prior approval of the City Engineer.

This conveyance also includes all easements shown on a set of as-built plans for North Crossing Subdivision - Phase I, in Richland County, near Columbia, South Carolina, plans dated May 15, 1985, last revised November 26, 1985, prepared for North Crossing, Inc., by Cox and Dinkins, Inc., Gene L. Dinkins, P.E., and being on file in the office of the City's Director of Utilities and Engineering, Columbia, South Carolina under file reference #128-19(R-1).

These sanitary sewer lines are more clearly delineated on a set of as-built plans for North Crossing Subdivision - Phase I, in Richland County, near Columbia, South Carolina, plans dated May 15, 1985, last revised November 26, 1985, prepared for North Crossing, Inc., by Cox and Dinkins, Inc., Gene L. Dinkins, P.E., and being on file in the office of the City's Director of Utilities and Engineering, Columbia, South Carolina under file reference #128-19(R-1).

D-7-15

EXP 00781PM729

Palmetto Utilities, Inc.
Docket No. 2017-228-S
Asset Purchase Documents

Exhibit WJM-1

BOOK 00781 PAGE 730

TO HAVE AND TO HOLD the said property unto the City of Columbia, its
successors and assigns.

And it, North Crossing, Inc. warrant (at)
that it is in the lawful owner of said property and has the
right to convey same and that the property is free and clear of any and all liens
and encumbrances of whatsoever kind or nature, except those set forth hereinabove.

WITNESS its hand and seal this 17 day of December,

1985

North Crossing, Inc.

By: Thomas N. Bagnall

Title: President

Thomas N. Bagnall, President

WITNESSES

Raymond E. Ormond

Kenneth E. Ormond, Jr.

STATE OF SOUTH CAROLINA

COUNTY OF RICHLAND

PERSONALLY APPEARED before me Mary Byrd Ormond and

made oath that she saw the within named North Crossing, Inc. by Thomas N. Bagnall,
its President,

sign, read and at its act and deed deliver the within written instrument for

the uses and purposes therein mentioned and shake with Kenneth E. Ormond, Jr.

witnessed the execution thereof.

Mary Byrd Ormond
Mary Byrd Ormond

SUBSCRIBED

me this 17 day of December, 1985

Kenneth E. Ormond, Jr. (L.S.)

Notary Public for South Carolina

Kenneth E. Ormond, Jr., My Commission Expires: 3/21/89

BOOK 00781 PAGE 730

Palmetto Utilities, Inc.
Docket No. 2017-228-S
Asset Purchase Documents

Exhibit WJM-1

ACCEPTED FOR PROCESSING - 2017 December 14 4:31 PM - SCPSC - 2017-228-S - Page 44 of 48

STATE OF SOUTH CAROLINA)
COUNTY OF RICHLAND)

MORTGAGE RELEASE

MO 00781240731

Know all men by these presents that August Kahn and Company,
Incorporated for certain valuable consideration do/does hereby
release from and discharge of a mortgage recorded in the office of
the Clerk of Court for Richland County in Mortgage Book
MS59 at Page 872 the sewer lines water lines including valves,
valve boxes, hydrants, manholes, service lines running from main lines to prop-
erty lines and all fittings, also including the easements and rights of way
conveyed by the within deed so that the said lines, appurtenances and rights
of way shall be free from and unaffected by said mortgage.

WITNESS the hand and seal of this 17 day of

December, 1985

In the presence of

August Kahn and Company, Incorporated
March S. Ferguson By: James Barber, Jr.
STATE OF SOUTH CAROLINA)
COUNTY OF RICHLAND)

PERSONALITY APPEARED before me: Sam T. Spealy and

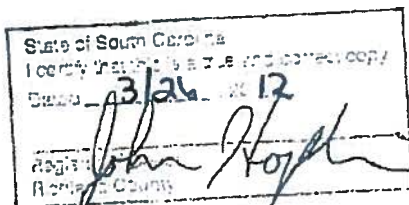
made oath that he was the within named August Kahn and Company, Incorporated
by James Barber, Jr., its Vice President
Kahn, seal and as its act and deed deliver the within written instrument for
the uses and purposes therein mentioned and that he with March S. Ferguson
witnessed the execution hereof.

SWORN to before

me this 17 day of December, 85

March S. Ferguson (L.S.)
Notary Public for South Carolina

My Commission Expires:



MO 00781240731

Palmetto Utilities, Inc.
Docket No. 2017-228-S
Asset Purchase Documents

Exhibit WJM-1

315

STATE OF SOUTH CAROLINA)
COUNTY OF RICHLAND)
PINE SPRINGS, INC.

DEED TO OFF-SITE EXHAUST, SANITARY SEWER
LINES FOR SPRING VALLEY, SECTION 9

State of South Carolina
County of Richland
Date 3/26/2012
John R. R2

TO

THE CITY OF COLUMBIA

FOR VALUE RECEIVED, it Pine Springs, Inc.

of Columbia, South Carolina, does hereby bargain, sell, transfer and convey unto:

The City of Columbia, its successors or assigns, all its right, title and
interest in and to the below described sanitary sewer lines:

All those certain sanitary sewer lines the same being ten inches in
diameter including manholes, manhole castings, wyes, sewage pumping stations,
force mains, service lines run from main lines to property lines and all fittings.

Beginning at an existing manhole located in Green Springs Road and
extending in a generally easterly direction for approximately two hundred fifteen
and two tenths (215.2) feet to manhole #2, thence turning and extending in a
generally southerly direction for approximately two hundred fourteen and one tenth
(214) feet to manhole #3, thence continuing in a southerly direction for approxi-
mately three hundred seventy two and nine tenths (372.9) feet to manhole #4,
thence turning and extending in a more southerly direction for approximately one
hundred twenty three (123) feet to manhole #5, thence turning and extending in a
generally northeasterly direction for approximately one hundred forty five and
four tenths (145.4) feet to manhole #6, thence continuing in a southeasterly
direction for approximately eighty five and eight tenths (85.8) feet to manhole
#7, thence continuing for approximately three hundred twenty nine (329) feet to
manhole #8, thence turning and extending in a generally northeasterly direction
for approximately two hundred thirty five and eight tenths (235.8) feet to manhole
#9, thence turning and extending in a more easterly direction for approximately
one hundred twenty one and one tenth (121.1) feet to manhole #10, thence continuing
northeasterly for approximately eighty eight (88) feet to manhole #11, thence
continuing this direction for approximately ninety (90) feet to manhole #12,
thence turning and extending in a more southeasterly direction for approximat-
ely ninety four and nine tenths (94.9) feet to manhole #13, thence continuing for
approximately one hundred thirty two and five tenths (132.5) feet to manhole #14,
thence turning and extending in a generally easterly direction for approximately
one hundred forty one and six tenths (141.6) feet to manhole #15, thence continuing
southeasterly for approximately one hundred (100) feet, this portion of one hundred
(100) feet being six inch cast iron force main.

Also, beginning at a pump station located near the eastern corner of the
northern property line of lot 1, block C and extending in a generally southerly
direction for approximately seventy five (75) feet to manhole #1 located near the
eastern corner of the northern property line of lot 2, block C and extending in a
generally southerly direction for approximately ninety four (94) feet to manhole
#2, thence turning and extending in a generally easterly direction for approximately
one hundred thirty four and five tenths (134.5) feet to manhole #3, thence turning
and extending in a more easterly direction for approximately one hundred fifteen
and five tenths (115.5) feet to manhole #4, thence continuing for approximately
one hundred forty three (143) feet to manhole #5, thence turning and extending in
a generally southerly direction for approximately one hundred fifty four and seven
tenths (154.7) feet to manhole #6 located near the eastern corner of the southern
property line of lot 5, block C, thence turning and extending in a generally
easterly direction for approximately one hundred seven (107) feet to manhole #7,
thence continuing for approximately one hundred one and five tenths (101.5) feet
to manhole #8, thence continuing and extending in a more easterly direction for
approximately two hundred forty five and three tenths (245.3) feet to manhole #9,
thence turning and extending in a generally southerly direction for approximately
ninety two (92) feet to manhole #10, thence continuing and extending for approxi-
mately one hundred twenty three and five tenths (123.5) feet to manhole #11.

Page 217

[0] EOD PAGE 219

Palmetto Utilities, Inc.
Docket No. 2017-228-S
Asset Purchase Documents

Exhibit WJM-1

STATE OF SOUTH CAROLINA)
COUNTY OF RICHLAND)

PERSONALLY APPEARED before me _____ and
made oath that he saw the within named _____
sign, seal and as _____ act and deed deliver the within written instrument for
the uses and purposes therein mentioned and that he with _____
witnessed the execution thereof.

SWORN to before
me this _____ day of _____,
Notary Public for South Carolina _____ (L.S.)